

# DENALI 6

Address  
**37 Sora Gardens**

Job#  
**114058**

Total Sq. Ft. - 2329

Bedrooms - 7

Bathrooms - 4

Garage - 2 Car

## Floorplan



Elevation



Lot Location

Basement: 723 sq. ft. Main Level: 997 sq. ft. Upper Level: 1332 sq. ft.



Sophiah Campbell  
Area Manager



Amanda Loh  
Area Manager



Emily Spence  
Host

### Contact:

P: 403-460-4395

E: sora@sterlingcalgary.com

# Features



Without the Wait homes offer the benefit of moving in sooner, plus include these extra perks:

- **Curated Design:** Most popular floorplans and personalized interiors
- **Smart Energy:** Built-in energy efficiency and Smart Home features
- **Easy Move by Virtuo:** Concierge services, moving totes, and a customer portal app
- **Sterling Built Rewards:** Exclusive perks, offers, and partnerships for homeowners

## Home Highlights

- 2025 Specifications
- Side entrance
- 9' basement ceiling
- 2 bedroom legal suite
- Main floor bedroom and full bathroom
- Rear deck with BBQ gas line rough-in
- Electric fireplace with mantle and tile below
- Quartz countertops with undermount rectangular sinks
- Vaulted bonus room
- Paint grade railing with iron spindles
- Upper floor laundry
- Triple pane windows
- Additional windows throughout

## Kitchen Elements

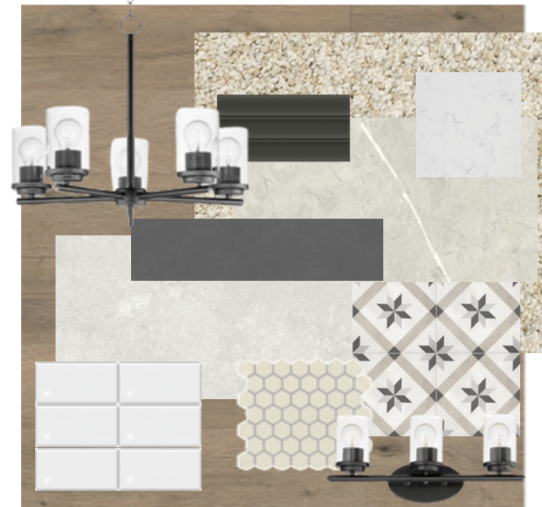
- Executive kitchen with stainless steel appliances and gas cooktop
- Silgranit sink
- Walk-in pantry with french door



Kitchen

## Bathroom Elements

- 5-piece ensuite with soaker tub and fiberglass base shower with tiled walls
- Bank of drawers in ensuite vanity
- Tile flooring in upper bathrooms
- Basement shower with tiled walls and fiberglass base



## Home Interiors